



**Connells**

Sandwell Avenue  
WEDNESBURY



# Sandwell Avenue WEDNESBURY WS10 7RH

for sale offers in the region of  
**£260,000**



## Property Description

Looking for a cozy spot to call home? Check out this rare find! This charming three-bedroom semi-detached house is tucked away on a peaceful cul-de-sac in Darlaston, perfect for those who want a bit of tranquility.

Step inside, and you'll find a warm and inviting lounge featuring a lovely bay window—ideal for those lazy Sunday afternoons or catching up with friends over a cup of tea. The ground floor also boasts a convenient WC and a bright kitchen dining area equipped with integrated appliances, making meal prep a breeze. And don't forget the conservatory, where you can enjoy a morning coffee while soaking up the sunshine, or seamlessly step outside to your landscaped rear garden through the French doors.

Head upstairs, and you'll discover three spacious bedrooms ready for your personal touch, plus a modern shower room that adds a touch of style to your daily routine.

Outside, you'll have off-road parking right at the front. The rear garden is a true gem—perfect for summer barbecues, gardening, or just unwinding after a long day with a good book on the patio.

This home is more than just a property; it's a place where memories can be made. Don't miss out on this fantastic opportunity!

## Ground Floor

### Hallway

Having a double glazed front entrance door, laminate flooring, radiator, ceiling light point, wall light and doors leading to the lounge, kitchen and WC. Stairs from the hallway give access to the first floor landing.

### Lounge

11' 2" x 13' 1" Max ( 3.40m x 3.99m Max )

Having a double glazed bay window to the front aspect, carpeted flooring, gas fire place with surround, radiator and ceiling light point, Double internal doors from the lounge give access to the kitchen.

### Kitchen

18' 4" x 9' 5" ( 5.59m x 2.87m )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect, laminate flooring, tiled splashbacks, sink with drainer, plumbing for a washing machine, integrated fridge/freezer, double electric oven, electric hob with cooker hood over, one and a half bowl sink with drainer, ceiling light point, radiator, space for dining and double glazed sliding doors giving access to the conservatory.

### Conservatory

10' 3" x 11' 9" ( 3.12m x 3.58m )

Having double glazed french doors giving access to the rear garden.

## Wc

Having a double glazed window to the side aspect, tiled flooring and splashbacks, wash hand basin with vanity, WC, ceiling light point and a storage cupboard.

## First Floor

### Landing

Having a double glazed window to the side aspect, carpeted flooring, ceiling light point and doors leading to the bedrooms and shower room.

### Bedroom One

12' 1" x 10' 3" ( 3.68m x 3.12m )

Having a double glazed window to the front aspect, laminate flooring, fitted wardrobes, ceiling light point and a radiator.

### Bedroom Two

9' 1" x 12' 4" ( 2.77m x 3.76m )

Having a double glazed window to the rear aspect, laminate flooring, ceiling light point and a radiator.

### Bedroom Three

8' 7" x 9' 8" ( 2.62m x 2.95m )

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

### Shower Room

Having a double glazed window to the side aspect, tiled walls, vinyl flooring, wash hand basin with vanity, shower cubicle, WC, ceiling

light point and a radiator.

## Outside

Front:

Having a brick paved driveway providing parking for multiple vehicles.

Rear:

Being a landscaped rear garden with a block paved patio, side access to the front of the property, borders containing shrubs and bushes and a lawn.

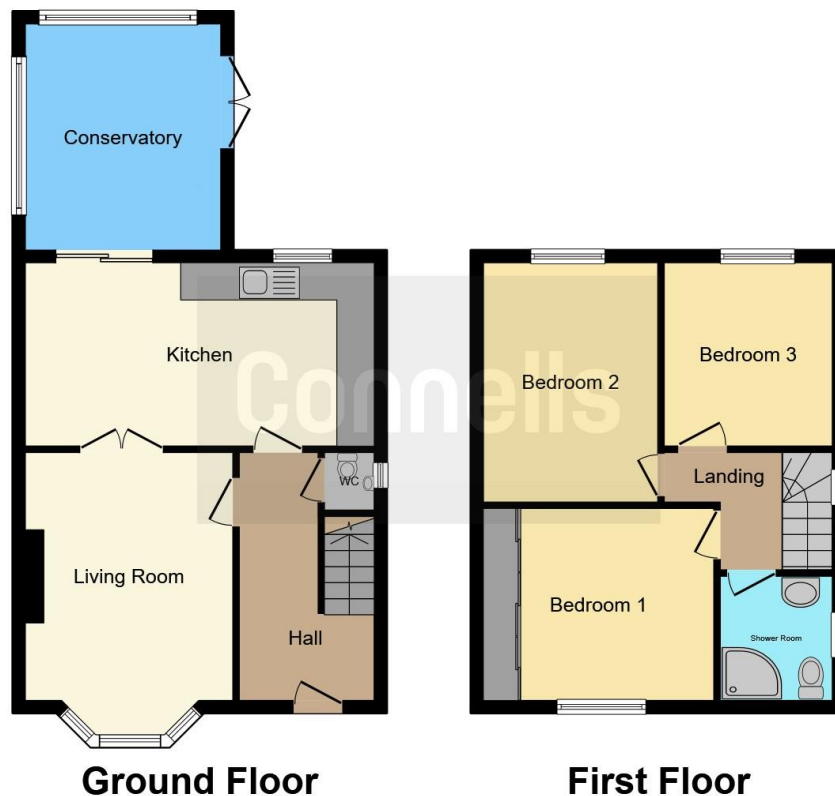












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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